WARRANTY DEED

Bill Garrett Davidson County
Batch# 23244 DEEDWARR
11/07/2017 12:17:47 PM 2 pgs
Fees: $13.00 Taxes: $1,071.15

20171107-0114585

R-VRES-17-804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lyndsey R. Bratton	new owner	
(NAME)	(NAME)	**156-01-0C-024.00-CO**
804 E. Colony Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKI J. YOUNGBLOOD NKA VICKI J. SANDER AND JAMES SANDER, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LYNDSEY R. BRATTON, A SINGLE PERSON,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Subdivision of East Colony at Riverbend of record in Plat Book 7900, Page 733, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vicki J. Youngblood, unmarried by Quitclaim deed from Jeff Youngblood, unmarried of record in Instrument No. 20100211-0010587 Register's Office for Davidson County, Tennessee, dated October 16, 2009 and recorded on February 11, 2010.

THE SAID VICKI J. YOUNGBLOOD HAVING SINCE MARRIED AND IS NOW KNOWN AS VICKI J. SANDER.

THE SAID JAMES SANDER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary and Right of Way Dedication Plat of record in Plat Book 7900, Page 4, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Page 119, as amended in Book 7781, Page 645, Book 9792, Page 20, Book 9792, Page 24, Book 5354, Page 765, Book 5403, Page 5, Book 6851, Page 370, and Book 6982, Page 747, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8747, Page 816, and Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easement granted to the Electric Power Board of record in Book 3959, Page 595, Book 2002, Page 83, and Book 1163, Page 342, in the Register's Office for Davidson County, Tennessee.
- Deed for Open Space to HOA of record in Book 7907, Page 116, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11033, Page 916, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 E. Colony Place, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd DAY OF NOVEMBER, 2017.

Vicki J. Youngblood nka Vicki J. Sander

James Sander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI J. YOUNGBLOOD NKA VICKI J. SANDER AND JAMES SANDER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of November, 2017.

Notary Public
My Commission Expires: 8/20/201
(SEAL)

WILLIAM E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212